

Salt Lake County Planning Commission:

Sandy Hills Scope of Work

September 15th, 2021 . MSD Long Range Planning



G R E A T E R S A L T L A K E
**Municipal Services
District**



Project Background

- **September 2020:** SLCo Regional Development writes formal letter to MSD requesting completion of General Plan for Granite, Sandy Hills, and Willow Creek Unincorporated Areas
- **Fall 2020:** Majority of Willow Creek incorporates; MSD and Regional Development meet to re-determine scope of services
- **January 2021:** Staff move forward with separate planning processes for Granite and Sandy Hills; first presentations to community councils are given

Project Background

- **Winter-Spring 2021:** MSD Staff holds virtual kick-off workshops for Granite and Sandy Hills; prepares technical assessments
- **May 2021:** Sandy Hills holds first General Plan Steering Committee Meeting
- **Summer 2021:** Sandy Hills sets its top priorities and vision statement; elects to pursue a General Plan (rather than other long-range planning document); drafts Scope of Work

The General Plan Process (Sandy Hills)

1. Formation of Steering Committees (Complete)
2. Technical Assessment (Under Review by Steering Committee)
3. Kick-Off Workshop(s) (Complete)
4. Notice of Intent to Prepare General Plan (Complete)
5. Development of Scope of Work (In Adoption Process)
6. Drafting of General Plan Elements (Starting Soon)
7. Review by Staff and Partners (Not Yet Started)
8. Adoption Process (Not Yet Started)
9. Plan Implementation (Not Yet Started)

What is the Role of the Planning Commission?

- **Preparation:** review and make recommendations to the Council on a General Plan and any amendments to existing General Plan (17-27a-302)
- **Implementation:** review and make recommendations to the Council on land use ordinances and amendments to existing land use regulations (17-27a-302)

Why Adopt A Scope of Work?

Ensure shared
project
understanding.



Eliminate
unnecessary project
creep.



Identify key
milestones and
objectives



What Does the Proposed Scope of Work Contain?

- **Four Planning Elements:** Introduction, Land Use, Transportation, Resilience and Infrastructure
- **Community Engagement:** 3 in-person workshops, 3 virtual surveys, 12 steering committee meetings
- **Planning Best Practices:** implementable work program, educational panels, glossary, integration of community feedback
- **Timeline:** one year completion process

What is Land Use Planning?

The Land Use Element establishes a vision for the future pattern of development in a community. It is the single most important element of the General Plan, bridging each of the plan's unique sections together. In reality, no one exists in isolation. Thoughtful land use ensures that households have access to transportation and recreational amenities, that schools are not located near sources of air pollution, that shopping centers receive the traffic they need to stay in business, and that municipal services and infrastructure can be provided efficiently. The pattern of land use in a community is a major determinant of area character and quality of life.

The Land Use Element for Kearns establishes land use goals and objectives for certain "character areas" of the community as well as for the Municipality at large.

State Code Requirements: This chapter satisfies Utah State Code requirements for a Land Use Element in the General Plan. In keeping with state code, the chapter "designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate (§10-9a-405)."

During the APAE Analysis, the top item to "Achieve" was identified by participants as:

"Increase RDA areas and opportunities –Redevelopment"

What's In Kearns' Land Use Chapter?

This Chapter meets the requirements of Utah State Code regarding the Land Use Element of the General Plan. The first portion of this Land Use Chapter summarizes existing land use conditions and community input. The rest of the chapter is dedicated to future land-use, as shown in the Future Land Use and Character Area Map on pg. 34. For each category of future land uses (character areas), a vision statement is provided, along with key future zoning considerations. This Chapter is instrumental for informing zoning and other land use ordinances.

Land Use and Build-Out

Although most of the land within Kearns has already been developed (Figure 2-1), land use planning is still critical to the future of Kearns. In addition to guiding policies on new development, this Land Use Chapter establishes a vision for enhancing existing neighborhoods and non-residential areas through infill and redevelopment.

Between 2020 and 2025, the population of Kearns is expected to grow from 36,867 to 38,307 – an increase of 1,440 residents (San Business Analysis: Community Profile, 2020). During that same time, 364 new households are expected to form in the Municipality (ibid). The rise in households in Kearns will place increased demand on the housing market, services, and infrastructure. The community has already begun to address changing housing needs through the adoption of the Moderate Income Housing Plan (2019) and passing of an ordinance legalizing accessory dwelling units in select places throughout the Municipality. In addition to housing, this Plan gives attention to the commercial and industrial areas that will be needed to sustain a growing population. The way that Kearns plans for land use in the years to come will determine its ability to meet the needs of new residents, while protecting and enhancing quality of life for existing residents.

2018 data from Wasatch Front Regional Council identified only 27 vacant parcels in the entirety of Kearns, for a combined area of 33 acres. Two of these parcels have since been committed for development projects, leaving Kearns with less than 21 acres left to be developed. One development will provide thirty single-family homes just south of Ogden Park. The other is a Planned Unit Development (PUD) that would provide 87 new townhomes across Cougar Avenue from Harmon's Grocery

Store. In addition to these two developments, the existing Carrington Square apartment complex is in the process of adding 47 additional units for rent. Together, these projects will provide an additional 364 housing units to the Kearns market – insufficient to meet the demand of the 364 new households expected to form in the next five years.

In addition to housing, Kearns faces pressure to expand its commercial and industrial areas. The Municipality relies on sales tax for revenue, and increasing land used for commercial

and industrial purposes can improve the financial sustainability of the Municipality while providing residents with employment opportunities and increased access to services. With only 21 acres of undeveloped land left, the community has taken careful consideration in the application of its future land uses and character areas to holistically address the needs of the community. More so, this Plan addresses opportunities for mid-use development and creative planning and development strategies to help Kearns satisfy competing interests.

Figure 2-1: Kearns, Vacant and Developed Lands.



Map created by MSD Long Range Planning, using Salt Lake County Parcel Data from Wasatch Front Regional Council (2018)

Goal: Promote the culture and identity of Kearns Metro Township through the built environment.**Objective: Incorporate place-based design throughout the built environment.**

Action(s)	Responsible Parties	Timeline	Cost	Metric	Resource(s)
Support and expand the work of Salt Lake County to develop a welcome signage and wayfinding plan for Kearns Metro Township.	MSD PDS; SLCo Engineering	Q4 2021	Staff Time	Welcome and wayfinding signage plan created.	Example: Marshalltown Wayfinding Master Plan
Explore the creation of additional design guidelines that encourage use of local materials in building and walkway construction.	MSD PDS	Q2 2022	Staff Time	Study of design guidelines featuring local materials conducted.	Materials Design Guidelines

Objective: Introduce historic markers and other symbols of Kearns' history.

Action(s)	Responsible Parties	Timeline	Cost	Metric	Resource(s)
Organize a history committee to integrate pieces of local art and history into various areas of the Metro Township, including the Kearns Town Center, Camp Kearns Residential Area, and Recreation Hub.	MSD PDS; Kearns Metro Township Historian; Residents	Q2 2021	Staff Time	Committee created with at least 5 members.	Seaside Art and History Commission

Objective: Engage residents and local artists in the design process.

Action(s)	Responsible Parties	Timeline	Cost	Metric	Resource(s)
Create a working group of residents, artists, and planners to design signage and public art for the proposed Utah and Salt Lake Canal Trail as it passes through Kearns.	MSD PDS; Residents and artists; WFRC; UDOT	TBD	TBD	Working group established.	Public Art and Trail Identity
Pursue a grant (or other funding) to launch a local artist program to paint murals on blank facades, service boxes, or other impervious surfaces.	MSD PDS; Kearns MTC; Local artists; SLCo Arts and Culture	Q3 2021	TBD	Grant application submitted or other funding acquired.	AARP: The Magic of Murals

Proposed Timeline of Completion

[illegible]

Requested Action / Discussion

- Requesting Planning Commission **feedback** on Scope of Work as drafted
- Requesting **motion to recommend** Scope of Work as written, or with requested revisions, to the Council

What's Next?

- **General Plan Steering Committee Meetings: VIRTUAL** - every 3rd Thursday at 7:00 PM
- **Land Use Workshop:** coming October 2021
- **Updates to Planning Commission / Council:** will occur at major milestones, like after the drafting of the land use element

Contact

- Keep an eye on our project website! bit.ly/lrp-sandyhills
- Reach out to MSD Long Range Planning Staff:

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